



Cabot Business Center

3802-3922 E University Dr, Phoenix, AZ

BROKER CONTACTS

Leasing Brochure



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Cabot Business Center

3802-3822 E University Dr, Phoenix, AZ

PROPERTY FEATURES



1998
Year Built



Sprinkler
Fire Protection



277/480V
Power



250+
Parking Spaces



- ±110,789 SF Total Building Area
- Immediate Access to Sky Harbor Airport
- Built in 1998
- Fire Sprinklered
- Versatile A-2 Industrial Zoning
- Five Buildings
- Covered Parking Available
- Flexible Floorplans
- Grade Level Loading
- University Drive Exposure & Signage



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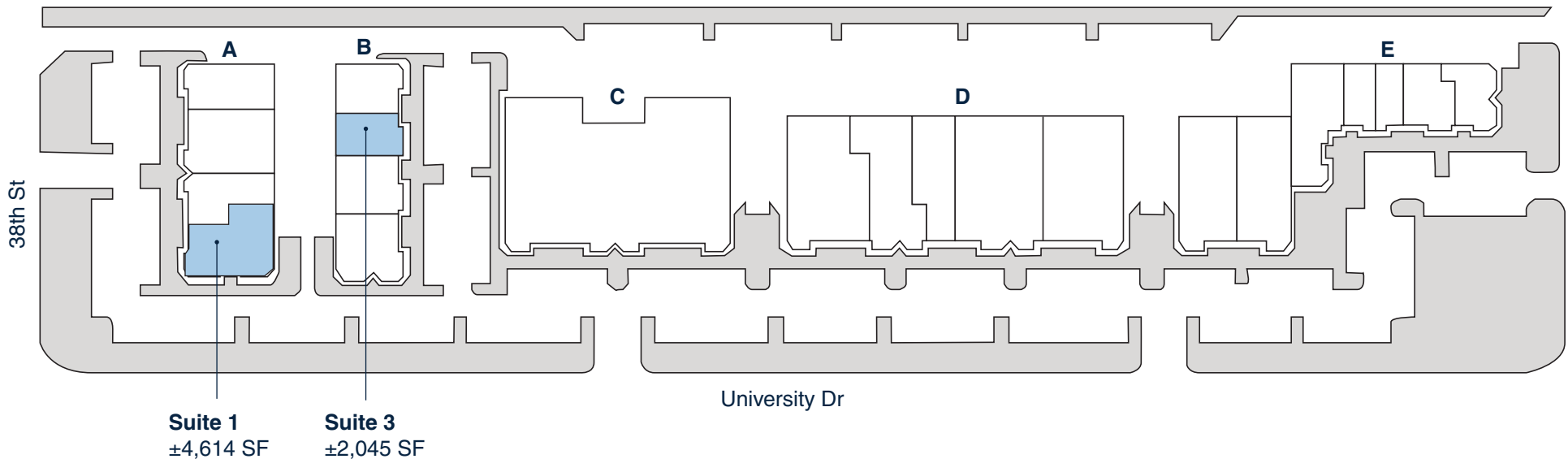
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AVAILABLE UNITS

Address	Building	SF	Availabilities
3802 E University Dr	A	±15,633	Suite 1, ±4,614 SF
3822 E University Dr	B	±11,773	Suite 3, ±2,045 SF
3844 E University Dr	C	±25,321	Leased
3902 E University Dr	D	±33,841	Leased
3922 E University Dr	E	±24,221	Leased



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NEARBY AMENITIES



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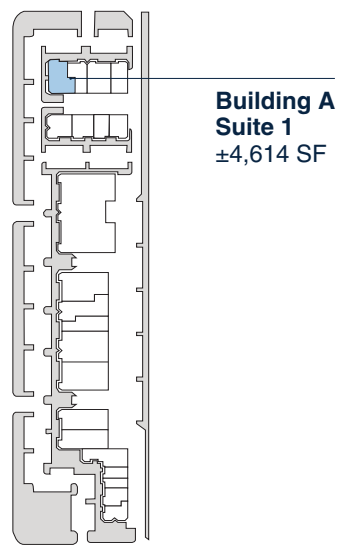
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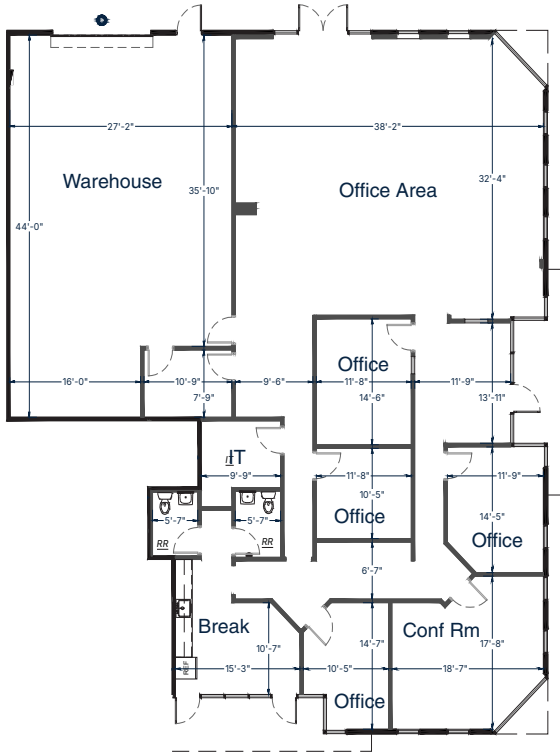
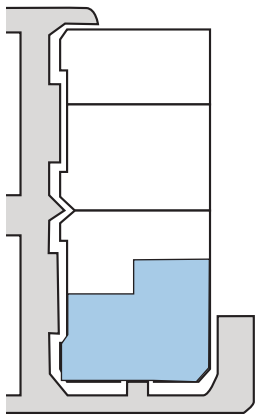
Cabot Business Center

Suite A1

Site Plan Key



Building Plan Key



Building A, 3802 E University Dr | Suite 1

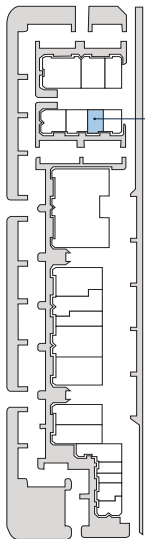
Size	±4,614 SF
Office SF	±3,471 SF
Warehouse	±1,143 SF
HVAC	100%
Loading	One (1) Grade Level Door
Clear Height	16' - 6'



Cabot Business Center

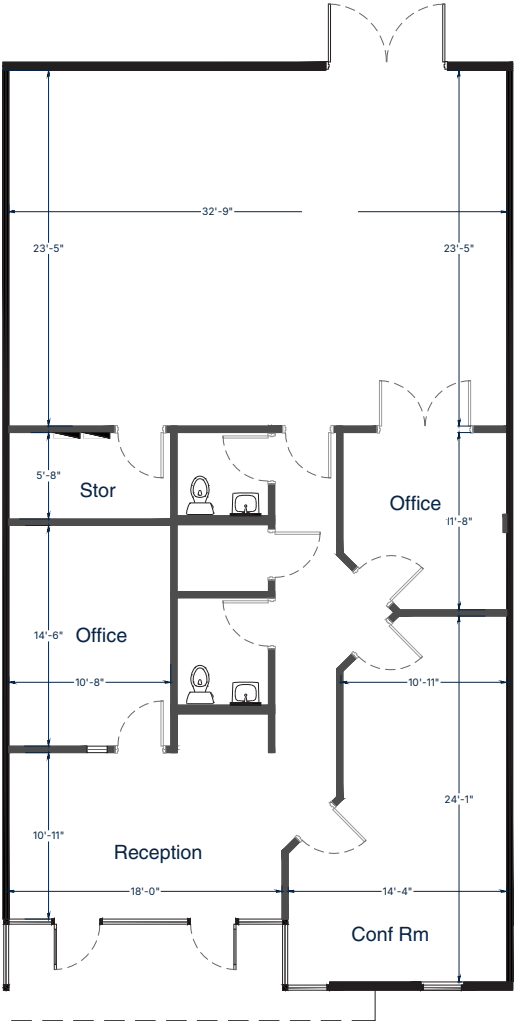
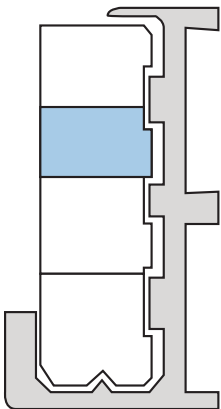
Suite B3

Site Plan Key



**Building B
Suite 3**
±2,045 SF

Building Plan Key



Building B, 3822 E University Dr | Suite 3

Size	±2,045 SF
Office SF	100%
HVAC	100%
Power	400 Amps

